



Flat 2 Lizanne Court, 4-14 Mount Sion, Tunbridge Wells, Kent TN1 1UA

Guide Price £375,000 Leasehold

When experience counts...

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**bracketts**



A ground floor two bedroom apartment, centrally located next to Chapel Place with its 'oldie worldie' charm and situated at the end of the High Street and close to the Pantiles. The apartment benefits from an en suite bathroom, main bathroom, wooden floors, open plan sitting room / kitchen, two underground parking spaces, a lift which takes you to the car park, a south-east facing private patio area and a communal patio area.

Situated at the bottom of the High Street, Lizanne Court is located on the doorstep of many individual shops, bars and restaurants. The mainline station can be found at the opposite end of the High Street, a short walk away, offering a fast commuter service to London Charing Cross and Cannon Street in under an hour.

- 2 Bedroom Ground Floor Apartment
- Situated at the End of the High Street and Chapel Place
- Open Plan Kitchen / Sitting Room
- Main Bedroom with En Suite
- Main Bathroom
- 2nd Double Bedroom
- Communal Terrace
- Lift to Car Park and All Floors
- 2 Undercroft Gated Parking Spaces





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

Council Tax Band: C

## Leasehold Information:

The property is Leasehold  
Lease Term: 999 years from 24 June 2001  
Service Charge: £2,400 per annum  
Ground Rent: £62.50 per quarter

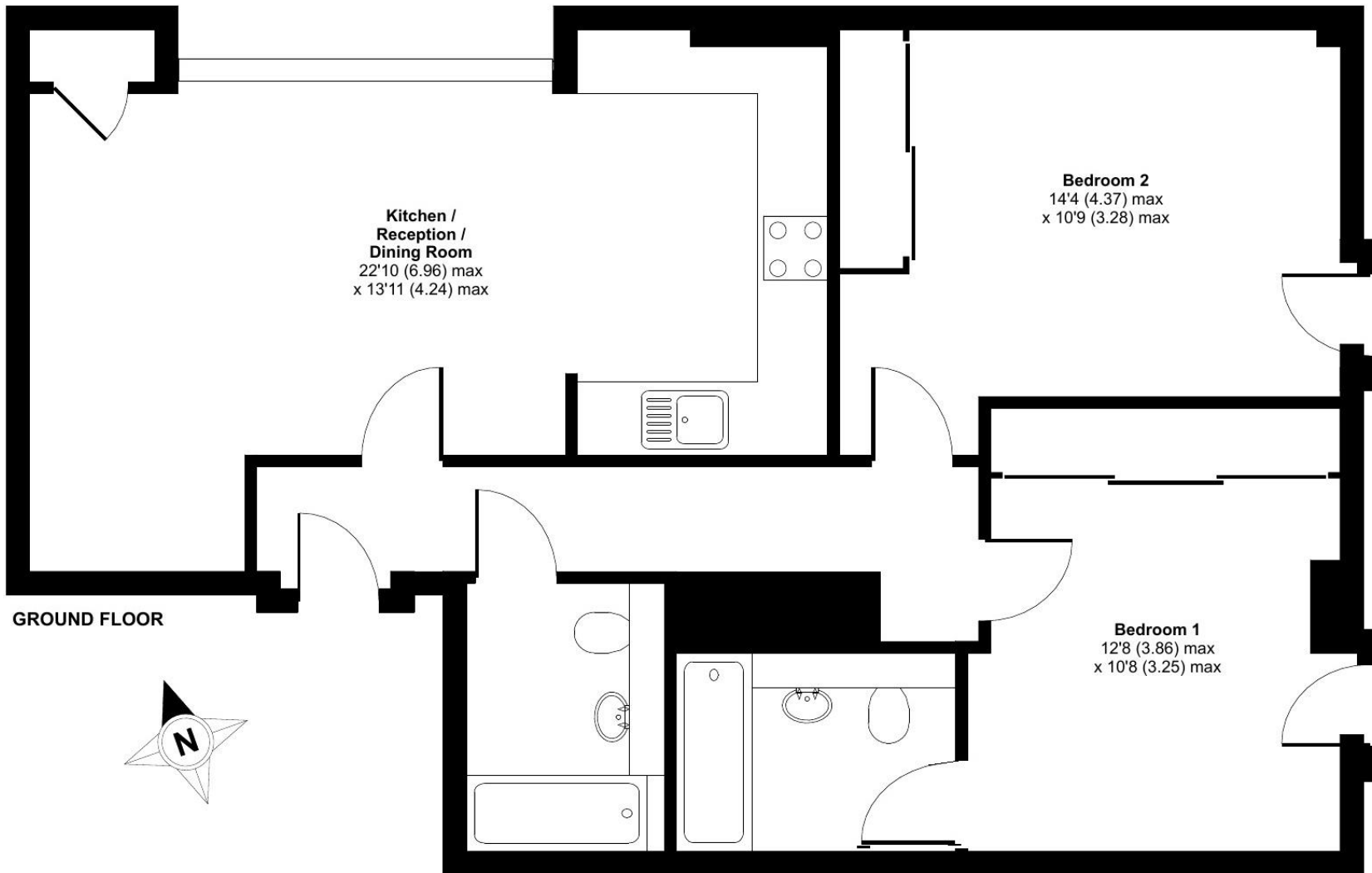


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Approximate Area = 753 sq ft / 70 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	